

MontgomerySisam

ARCHITECT: MONTGOMERY SISAM
497 SPADINA AVE, TORONTO, ON,
M5T 2C8
416-364-8079

STRUCTURAL
ENGINEER: EXP

MECHANICAL /
ELECTRICAL: EXP

CIVIL: ARCADIS
SUITE 500, 333 PRESTON ST,
OTTAWA ON K1S 5N4

LANDSCAPE: LEVSTEK CONSULTANTS INC.
5871 HUGH CRES, OTTAWA, ON
K0A 2W0

KITCHEN
CONSULTANT: ANJINNOV
672 DUPONT ST. #302 TORONTO, ON

CODE
CONSULTANT: VORTEX
SUITE 200, 60 ATLANTIC AVE.
TORONTO, ON M6K 1X9

PLANNER: FOTENN

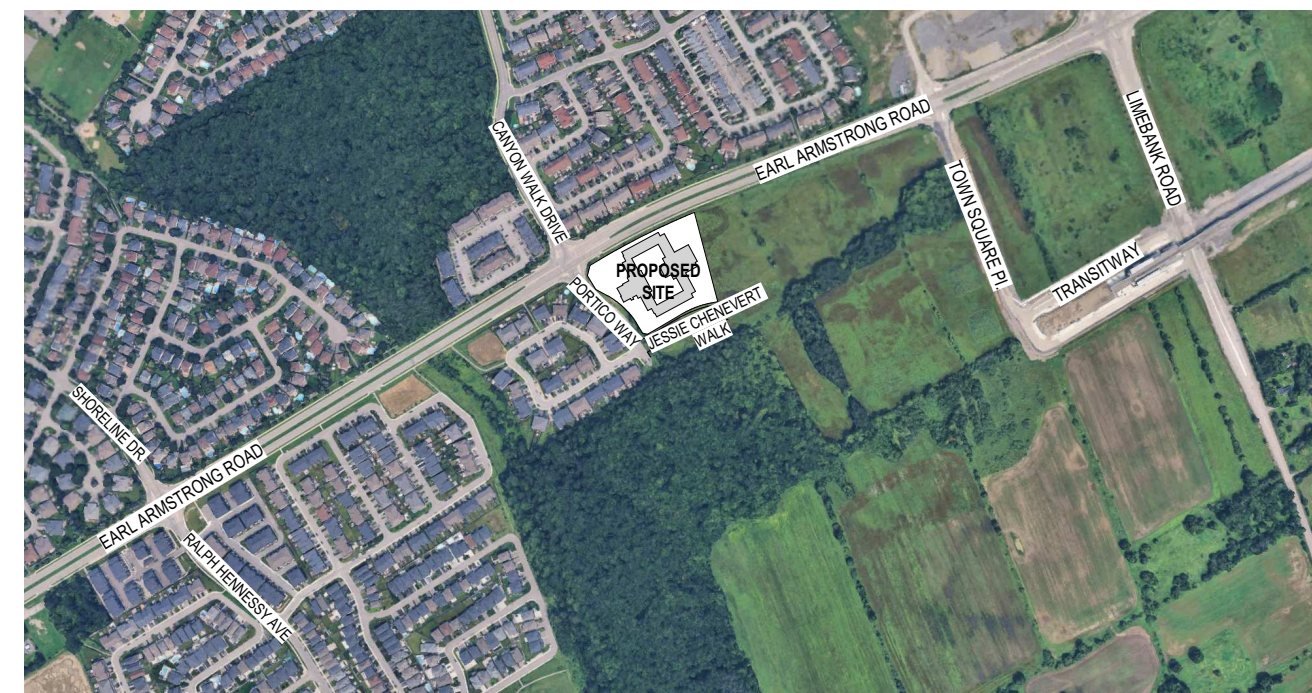


EXTENDICARE LONG TERM CARE RIVERSIDE

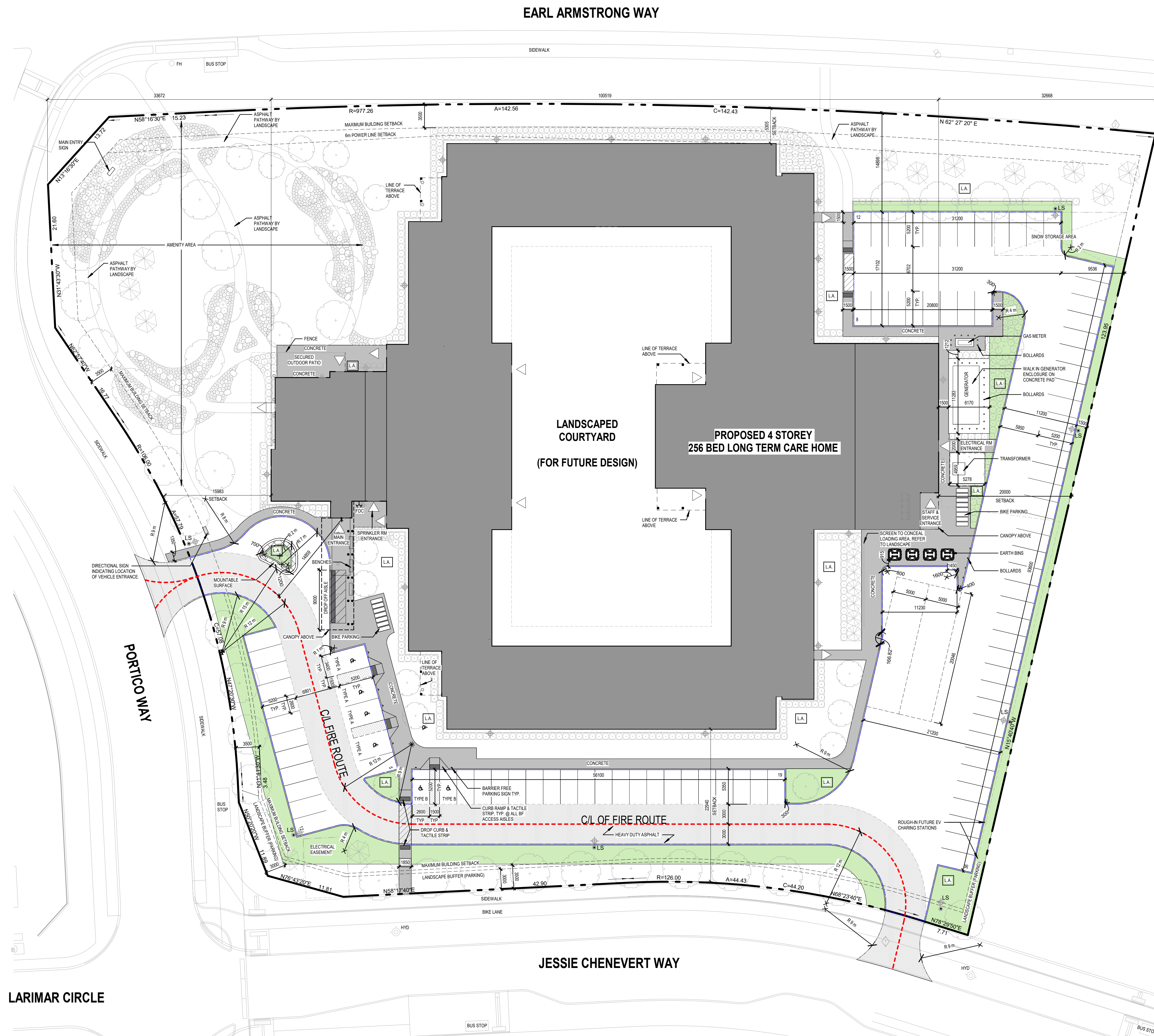
400 JESSIE CHENEVERT WALK, OTTAWA, ON

ISSUED FOR SITE PLAN CONTROL
NOVEMBER 13, 2025

SITE DATA		
SITE DESCRIPTION		
PART OF LOT 21, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA		
400 JESSIE CHENEVERT WALK		
PROPOSED USE		
4 STOREY LONG TERM CARE (256 BEDS)		
BUILDING FOOTPRINT		
4,157 sq.m		
PAVED SURFACE AREA		
3,430 sq.m		
ZONING		
REQUIRED	PROVIDED	
ZONE	AM - Arterial Mainstreet	
LOT AREA	16,323sq.m (1.63 ha)	
FRONT YARD & CORNER SIDE YARD	NO MINIMUM; MAXIMUM (FIRST TWO STOREYS OF THE BUILDING): 3.5 METRES	
MIN. INTERIOR SIDE YARD	NO MINIMUM	
MIN. REAR YARD	NO MINIMUM	
BUILDING HEIGHT	MINIMUM: 2 STOREYS; MAXIMUM: 12 STOREYS *Note that Airport Zoning Restrictions Superseded	
MAX. FLOOR SPACE INDEX	NO MAXIMUM	
MIN. WIDTH OF LANDSCAPED AREA AROUND PARKING	3m - Abutting Street 1.5m - Abutting Adjacent Property	
MIN. LANDSCAPE AREA	A MINIMUM OF 15% OF THE AREA OF ANY PARKING LOT MUST BE PROVIDED AS PERIMETER OR INTERIOR LANDSCAPED AREA. 15% of Parking = 353sq.m	
AMENITY AREA	RESIDENTIAL CARE FACILITY: 10% OF THE GROSS FLOOR AREA OF EACH ROOMING UNIT, ALL OF WHICH MUST BE COMMUNAL 10% ROOMING UNITS = 390sq.m	
PARKING		
REQUIRED	PROVIDED	
PARKING SPACES	0.25 x 256 BEDS + 1 PER 100 sq.m (medical, health/personal services) = 79 88 (EXCLUDING TYPE A & B)	
BARRIER-FREE SPACES	2 TYPE A + 4 TYPE B (AS PER AODA)	
LOADING SPACES	2 (5m)	
BICYCLE PARKING	1 per 1500 sq.m GFA = 10	
BUILDING DATA		
GROSS BUILDING AREA	4,157 sq.m	
GROUND FLOOR LEVEL	3,542 sq.m	
SECOND FLOOR LEVEL	3,525 sq.m	
THIRD FLOOR LEVEL	3,455 sq.m	
FOURTH FLOOR LEVEL	8 sq.m	
ROOF STAIR	14,687 sq.m	
TOTAL		

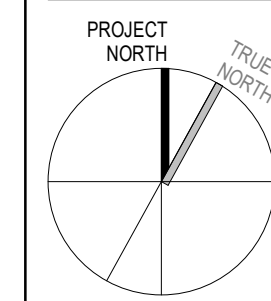


KEY PLAN



Montgomery Sisam Architects Inc.
197 Spadina Avenue, Toronto, Ontario M5T 2C8 montgomerysisam.com
Tel 416.364.8079 Fax 416.364.7723

MontgomerySisam



SITE PLAN LEGEND	
	PAVED PARKING AREA
	LANDSCAPED AREA
	CONCRETE
	HEAVY DUTY ASPHALT
	FDC FIRE DEPARTMENT CONNECTION

LEGAL DESCRIPTION

PIN:
04330-1862

DESCRIPTION:
400 Jessie Chenevert Walk
Ottawa, ON
PART OF LOT 21, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA

1 11.13.25 ISSUED FOR SPA MSA
date: revision: by:
revisions



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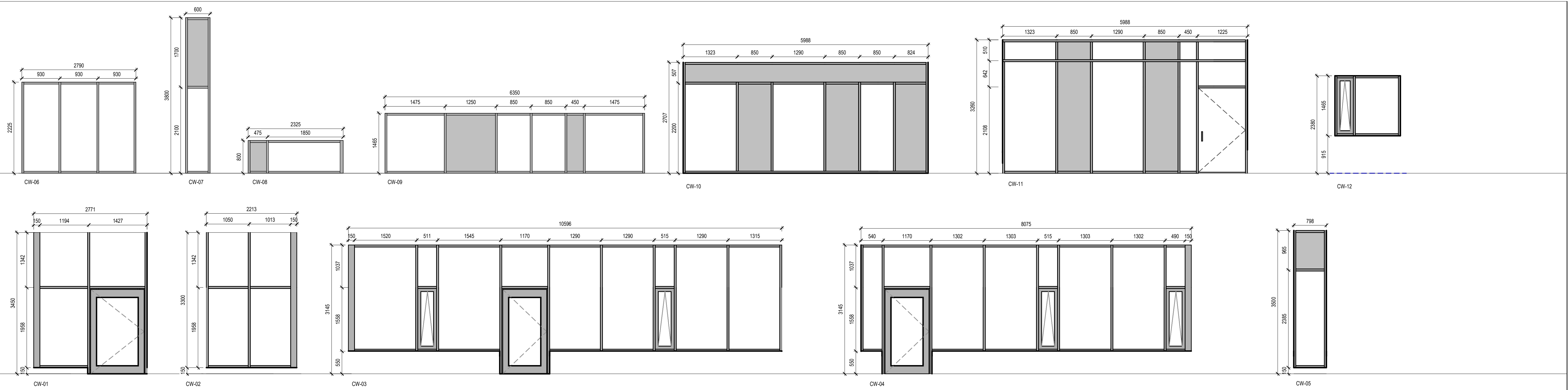
EXTENDICARE RIVERSIDE

400 Jessie Chenevert Walk
Ottawa, ON
PART OF LOT 21, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA

SITE CONTEXT PLAN

scale: As indicated
drawn by: AL, MD
reviewed by: MCS
job number: 0001
plot date: 11/13/2025
drawing number:

A11.02



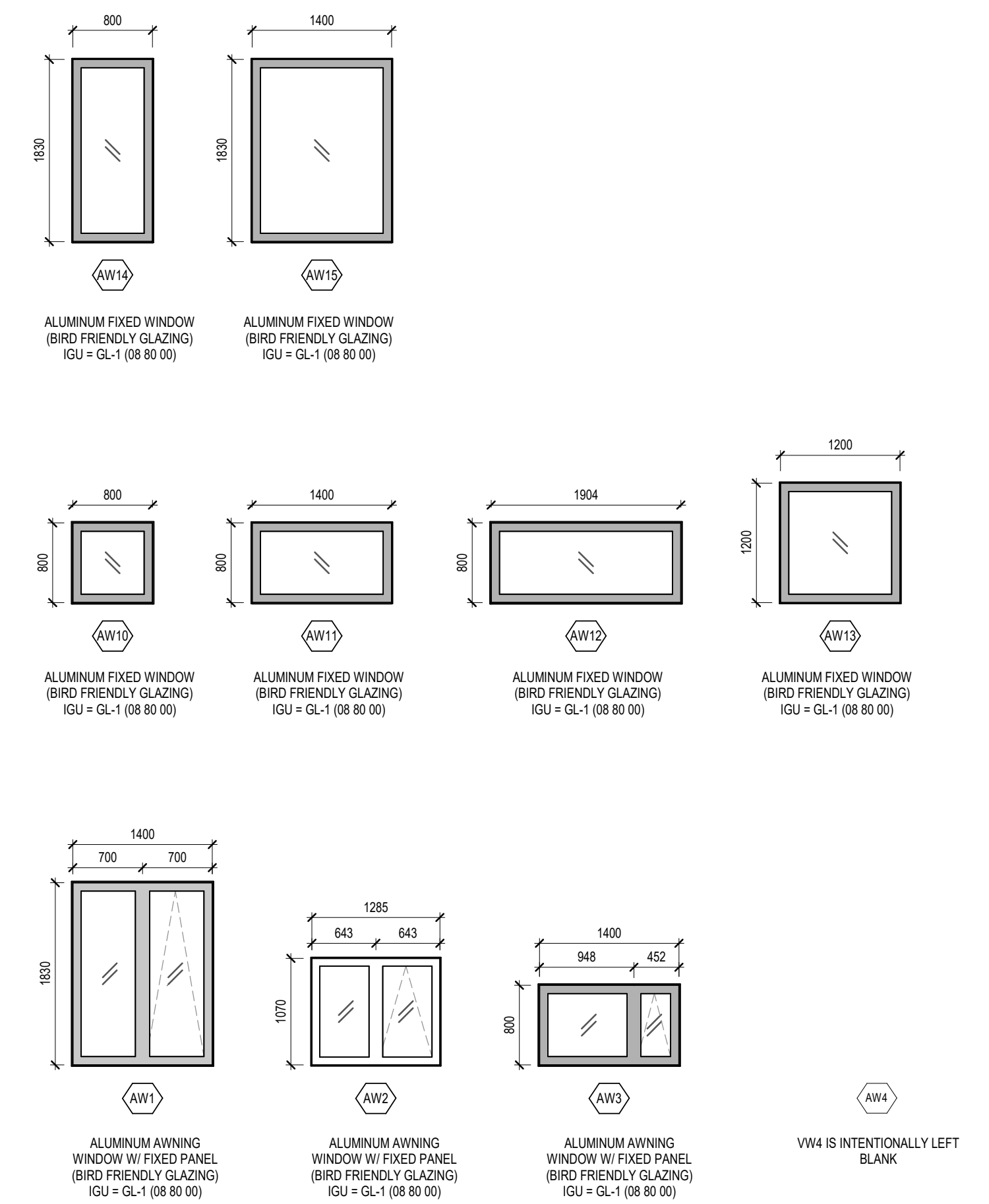
LEGEND EXTERIOR MATERIALS

- AS-1 ALUMINUM SIDING - HORIZONTAL (WHITE)
- AS-2 ALUMINUM SIDING - VERTICAL (WHITE)
- AS-3 ALUMINUM SIDING - VERTICAL (BEIGE)
- AS-4 ALUMINUM SIDING - WOOD LOOK (BROWN)
- AS-5 ALUMINUM SIDING - SOLID (BEIGE)
- BRK-1 BRICK VENEER CLADDING (RED)
- BRK-2 ARCHITECTURAL BLOCK VENEER (DARK BROWN)
- GLR GLASS RAILING
- AW#1 PREFINISHED ALUMINUM WINDOW / ALUMINUM STOREFRONT SYSTEM
- GL#1 GLAZING TYPE
- MF METAL FLASHING

ABBREVIATION LEGEND:

- CJ = CONTROL JOINT
- LL = LOOSE LINTEL
- SA = SHELF ANGLE
- SB = STACK BOND
- RL = RIVET JOINT TRIM
- H.P. = HIGH POINT

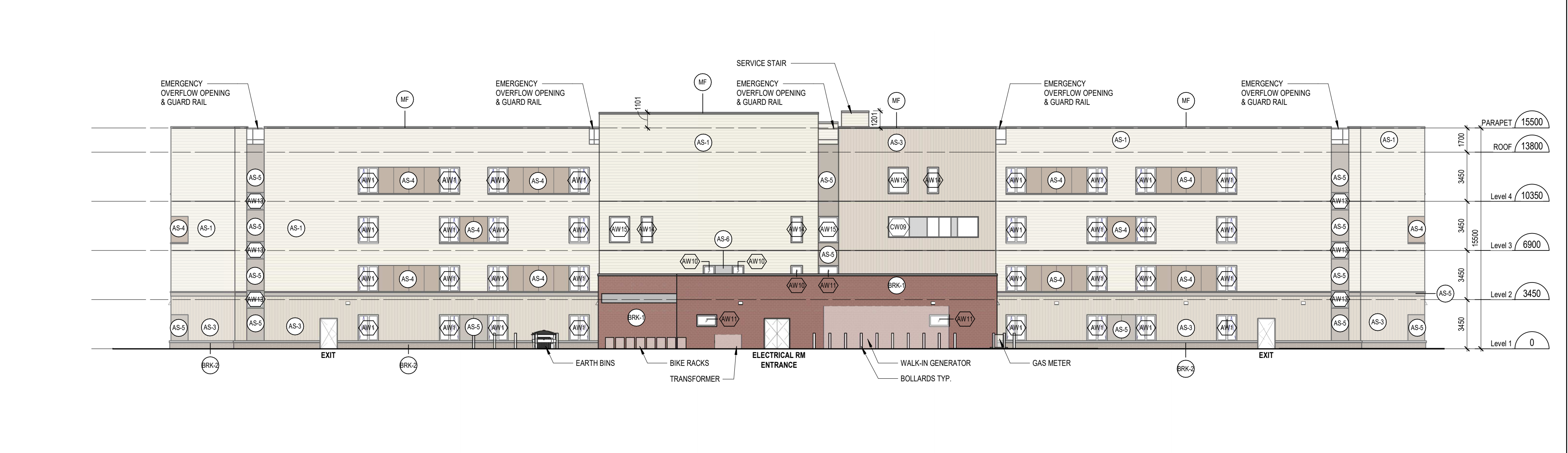
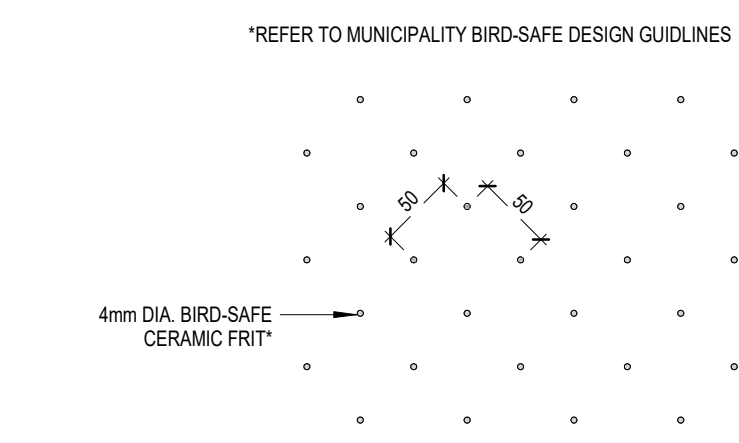
WINDOW SCHEDULE - CURTAIN WALL



WINDOW SCHEDULE - PUNCH WINDOW

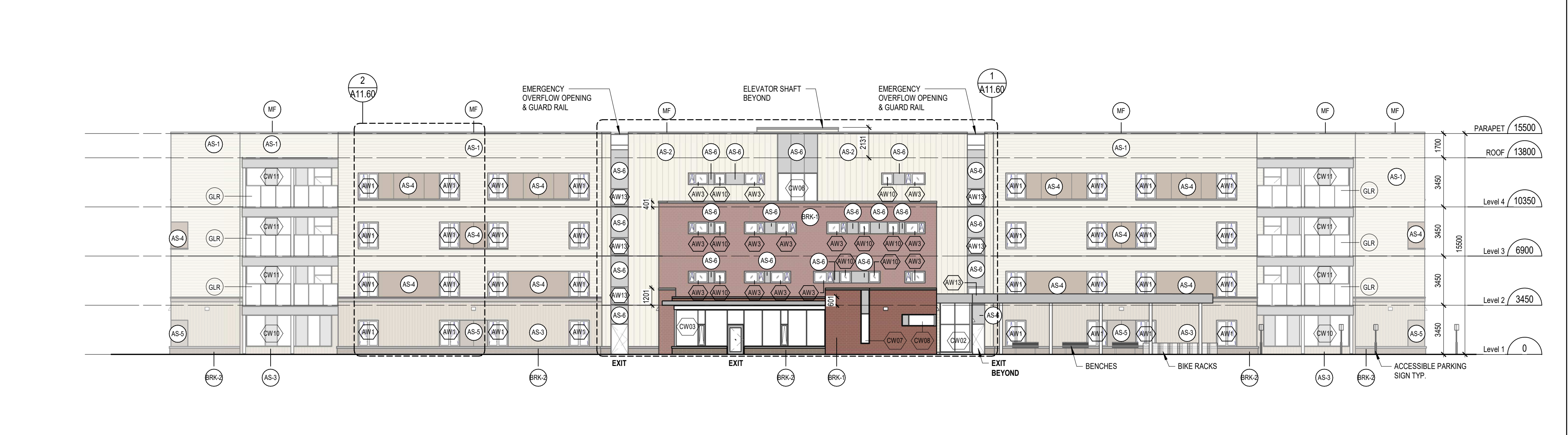


3 BIRD-SAFE GLAZING CERAMIC FRIT



2 SPA - ELEVATION - EAST

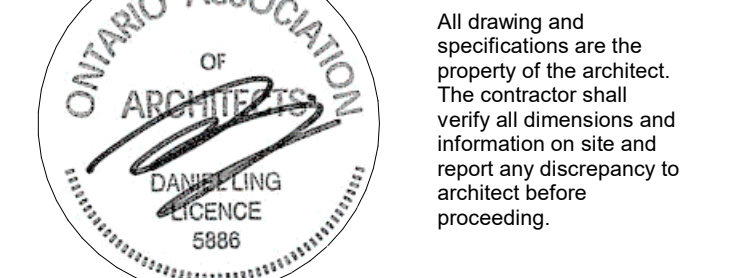
A11.40 1:200



1 SPA - ELEVATION - WEST

A11.40 1:200

1 11.13.25 ISSUED FOR SPA MSA
date: revision: by:



EXTENDICARE RIVERSIDE

400 Jessie Chenevert Walk
Ottawa, ON
PART OF LOT 21, CONVESSION 1,
GEOGRAPHIC TOWNSHIP OF
GLOUCESTER, CITY OF OTTAWA

ELEVATIONS

scale: As indicated
drawn by: AL, MD
reviewed by: MCS
job number: 0001
plot date: 11/13/2025
drawing number:

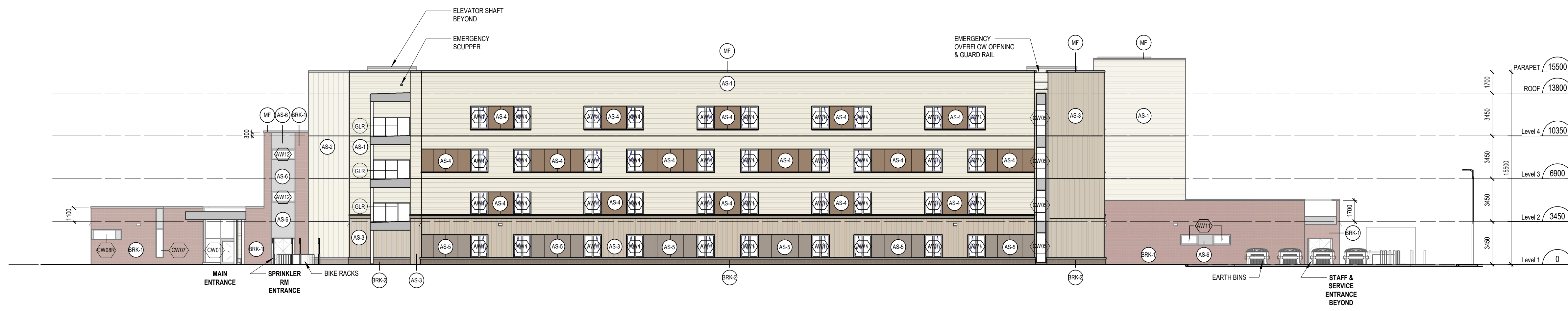
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LEGEND: EXTERIOR MATERIALS

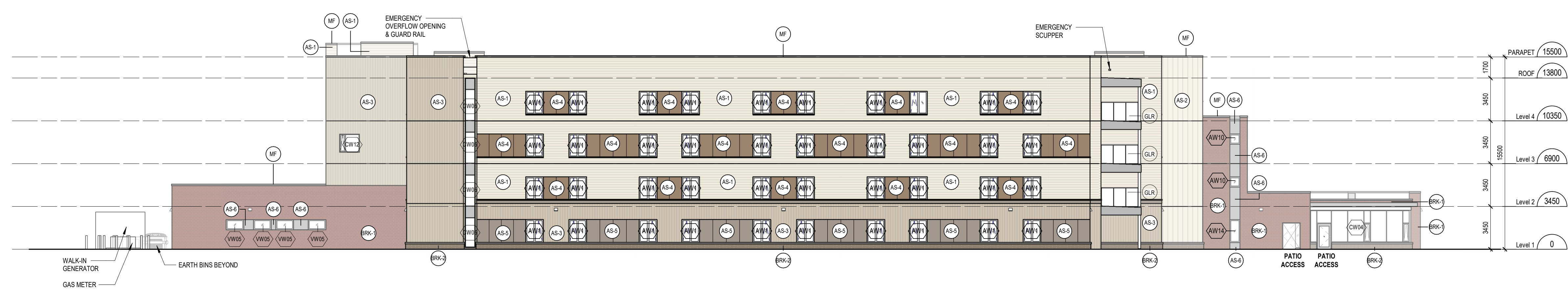
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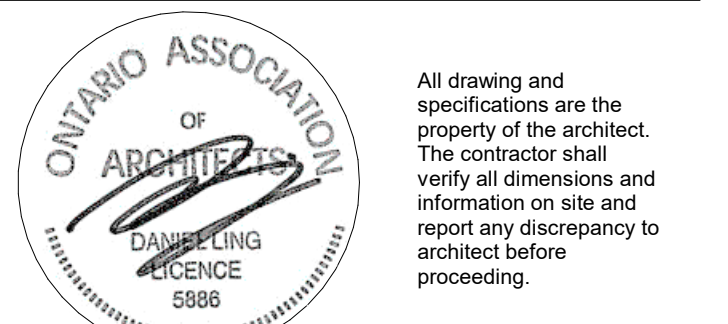


2 SPA - ELEVATION - SOUTH
A11.41 1:200



1 SPA - ELEVATION - NORTH
A11.41 1:200

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ELEVATIONS

scale: As Indicated
drawn by: AL, MD
reviewed by: MCS
job number: 0001
plot date: 11/13/2025
drawing number:

A11.41



7 ELEVATION - WEST
A11.50 1:200



8 ELEVATION - NORTH
A11.50 1:200



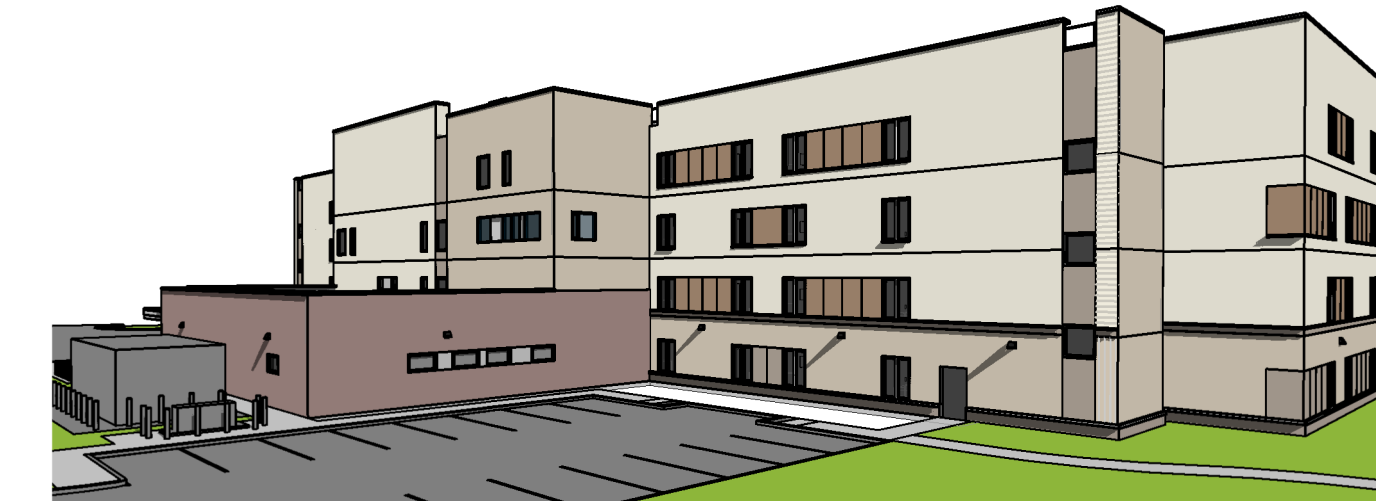
9 ELEVATION - EAST
A11.50 1:200



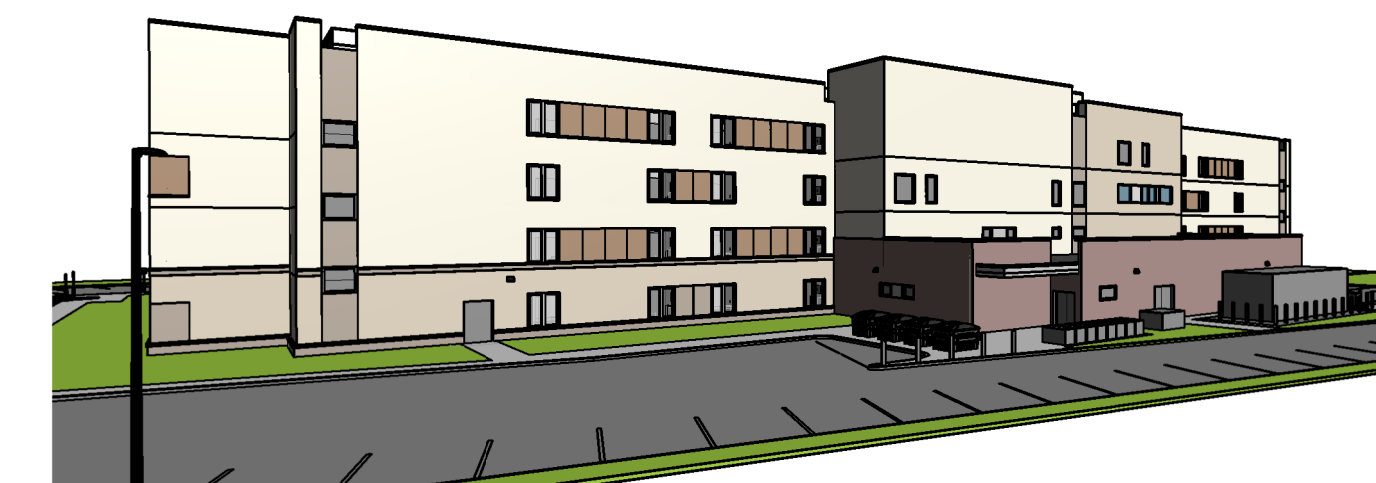
10 ELEVATION - SOUTH
A11.50 1:200



1 3D VIEW - NORTH-WEST
A11.50



2 3D VIEW - NORTH-EAST
A11.50



3 3D VIEW - SOUTH-EAST
A11.50



4 3D VIEW - SOUTH-EAST 2
A11.50

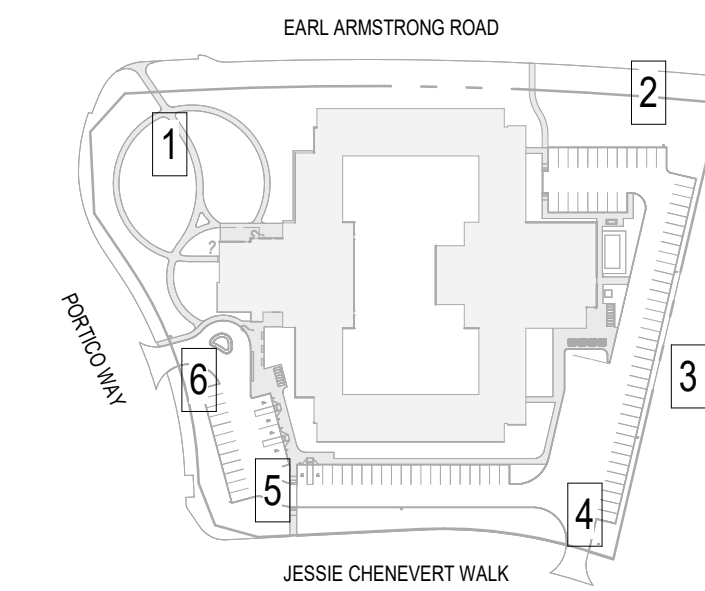


5 3D VIEW - SOUTH-WEST 2
A11.50



6 3D VIEW - SOUTH-WEST
A11.50

KEY PLAN



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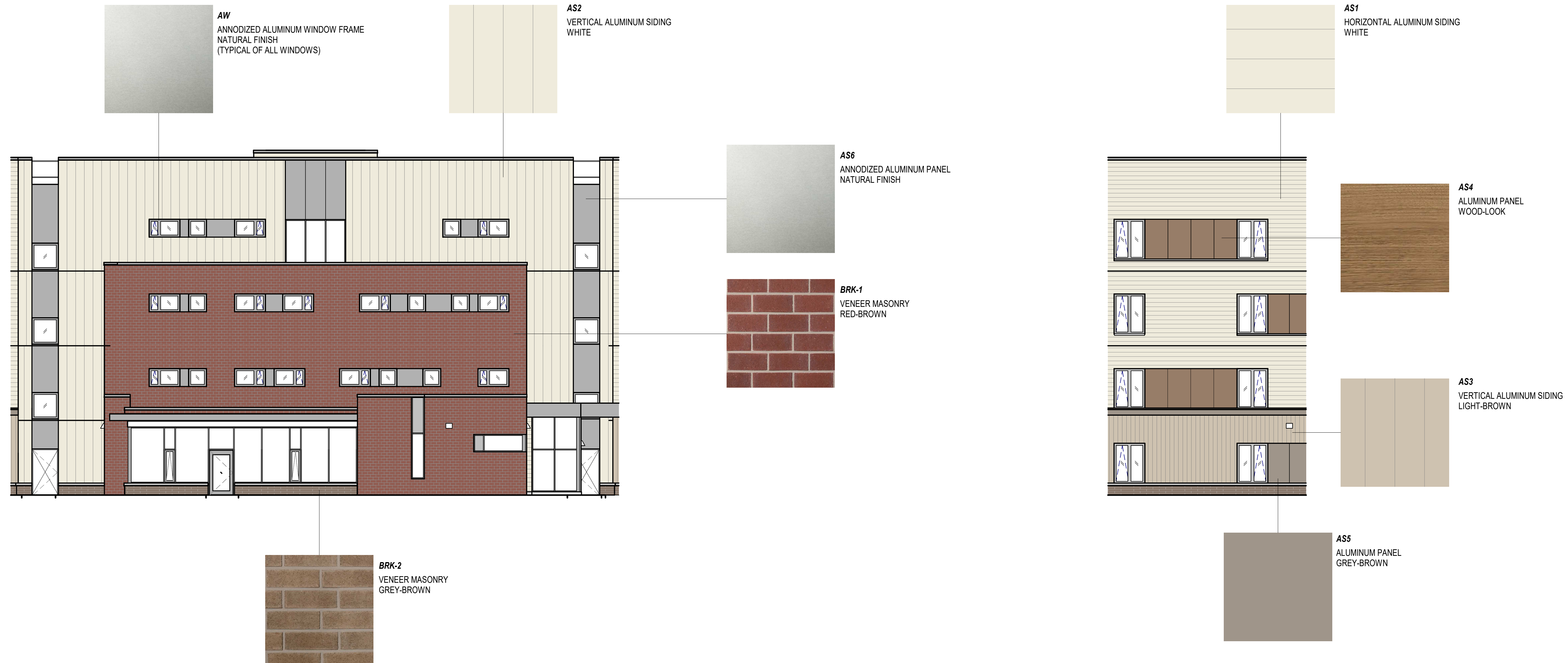
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400 Jessie Chenevert Walk
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PART OF LOT 21, CONCESSION 1,
GEOGRAPHIC TOWNSHIP OF
GLOUCESTER, CITY OF OTTAWA

ELEVATIONS & 3D VIEWS

scale:	As indicated
drawn by:	AL, MD
reviewed by:	MCS
job number:	0001
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A11.50



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MATERIAL DIAGRAMS

scale: 1 : 100
drawn by: MCS
reviewed by: MCS
job number: 0001
plot date: 11/13/2025
drawing number:

A11.60